



PLANNING DEPARTMENT
P.O. BOX 1307 - 1775 12TH AVENUE NW
ISSAQUAH, WA 98027-1307
(425) 837-3080 FAX (425) 837-3089

June 29, 2011

NOTICE OF APPLICATION and PUBLIC COMMENT NOTICE
Providence Ridge Cluster Housing Plat
File No. PLN11-00007 and PLN11-00008

Dear Interested Property Owner:

The Issaquah Planning Department is providing an opportunity for public comment regarding an application for a Preliminary Plat and Development Agreement for Providence Ridge Cluster Housing.

Project Description: An application for a Preliminary Plat and Development Agreement for the construction of a 43 lot Cluster Housing Plat on an 11.97 acre vacant parcel. The site is located on the south side of SE 43rd Way, opposite the main Providence Point development and west of Forest Village development. The State Parks Dept owns the property on the south and east. Portions of the site are environmentally critical areas. The project proposes a variety of unit types including single detached houses and zero lot line attached townhomes. Proposals for road frontage improvements and access to SE 43rd Way, landscaping, outdoor common areas, and critical area protection easements are also included. Reduction of steep slope buffers has been requested in some areas. A draft development agreement for the plat has been submitted with the preliminary plat application and will be reviewed concurrently with the plat application for compliance with cluster housing code provisions.

Location: The project is located at 22XXX SE 43rd Way and is in the "North Issaquah" Subarea. Assessor Parcel No. 1624069103.

Zoning: SF-SL (Single Family-Small Lot)

Comprehensive Plan: Low Density Residential

Application Date: February 3, 2011; revised May 26, 2011

Complete Application: June 13, 2011

Permits Required: Certificate of Transportation Concurrency (completed)
SEPA Environmental Checklist review and Determination
Development Agreement with the City of Issaquah
Developer Extension Agreement with SPWS for sewer and water
Construction Permits: Building Permit & Public Works Permit

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. Comments will be accepted up to and during the Public Hearing at the Development Commission meeting. The Public Hearing date is not yet scheduled. You will be notified later of the public hearing date.

Written comments should be directed to: Marion O'Brien, Issaquah Planning Department, P.O. Box 1307, Issaquah, WA 98027-1307 or by email to mariono@ci.issaquah.wa.us or by phone at (424) 837-3092.

Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.

The application, studies, and full size plans are available for review at the Planning Department, 1775 12th Avenue NW, Issaquah, WA 98027.

Sincerely,

PLANNING DEPARTMENT



Marion O'Brien
Senior Planner

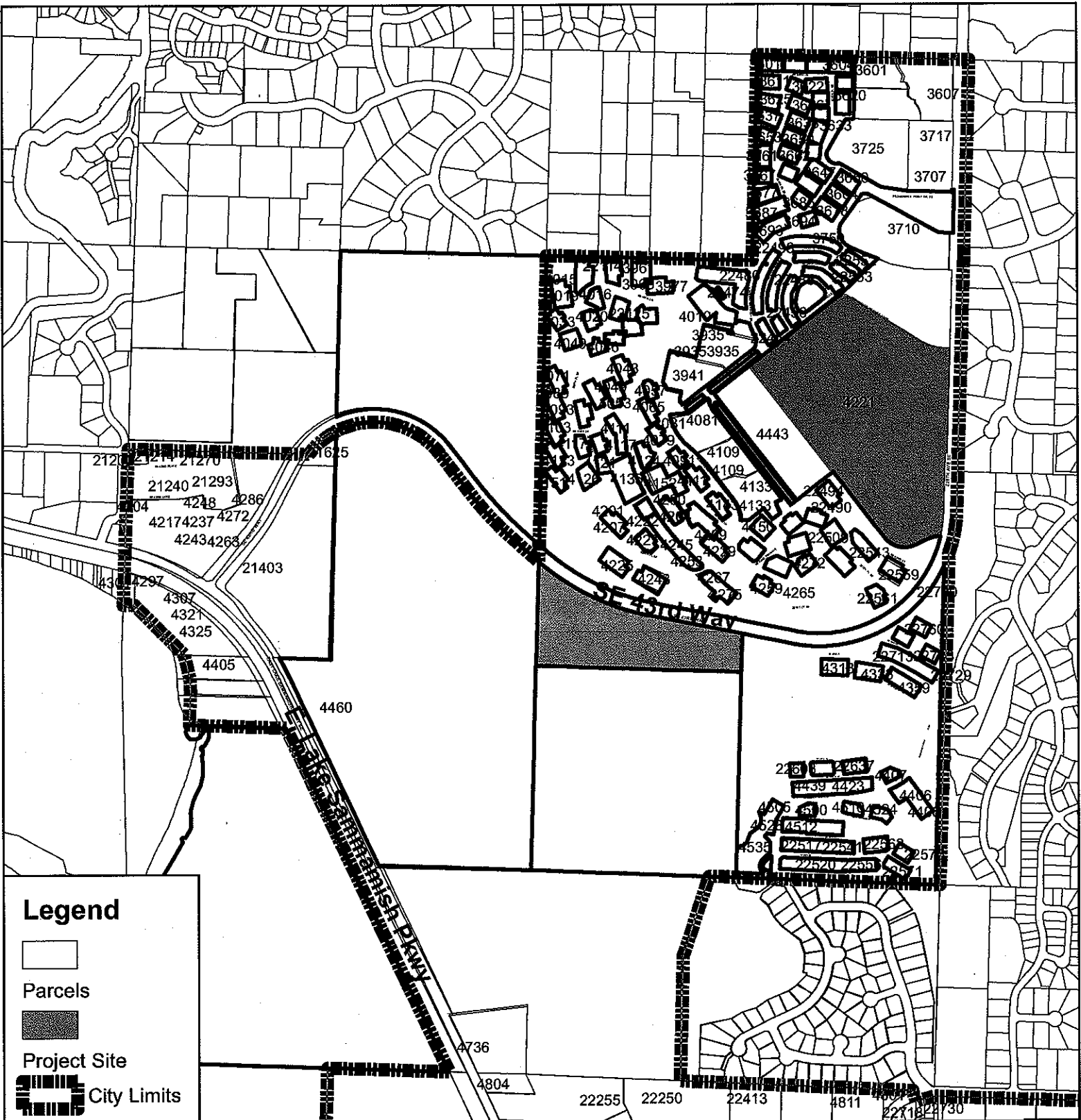
MO/nb

Attachments: Vicinity Map, Proposed Site Plan




cc: Mark Hinthorne, Planning Director
David Favour, Planning Manager
Permit Center
Lisa Tobin, SPWSD, 1510 228th Avenue SE, Sammamish, WA 98075
Delta Inn Construction, 4406 Providence Point Place SE, Issaquah, WA 98029
E. Dennis Riebe, Riebe and Assoc. Inc., 1125 Maple Avenue SW, Suite 270, Renton, WA 98057
Files: PLN11-00007, PLN11-00008

Vicinity Map

PLN11-00007



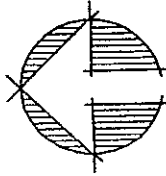
Legend

-  Parcels
-  Project Site
-  City Limits

IMPERVIOUS SURFACE CALCULATION

GROSS SITE AREA: 521,413 SQ. FT. = 11.91 AC.
 IMPERVIOUS SURFACES:
 BUILDINGS (NOTE 1): 31556 SQ. FT. 12% OF TOTAL SITE
 BUILDINGS (NOTE 1): 14388 SQ. FT. 2.7% OF TOTAL SITE
 ROADWAYS (NOTE 2): 5917 SQ. FT. 1% OF TOTAL SITE
 SIDEWALKS: 10560 SQ. FT. 0.2% OF TOTAL SITE
 ACTIVE RECREATION AREA: 58,906 SQ. FT. 11% OF TOTAL SITE
 TOTAL: 58,906 SQ. FT. 11% OF TOTAL SITE

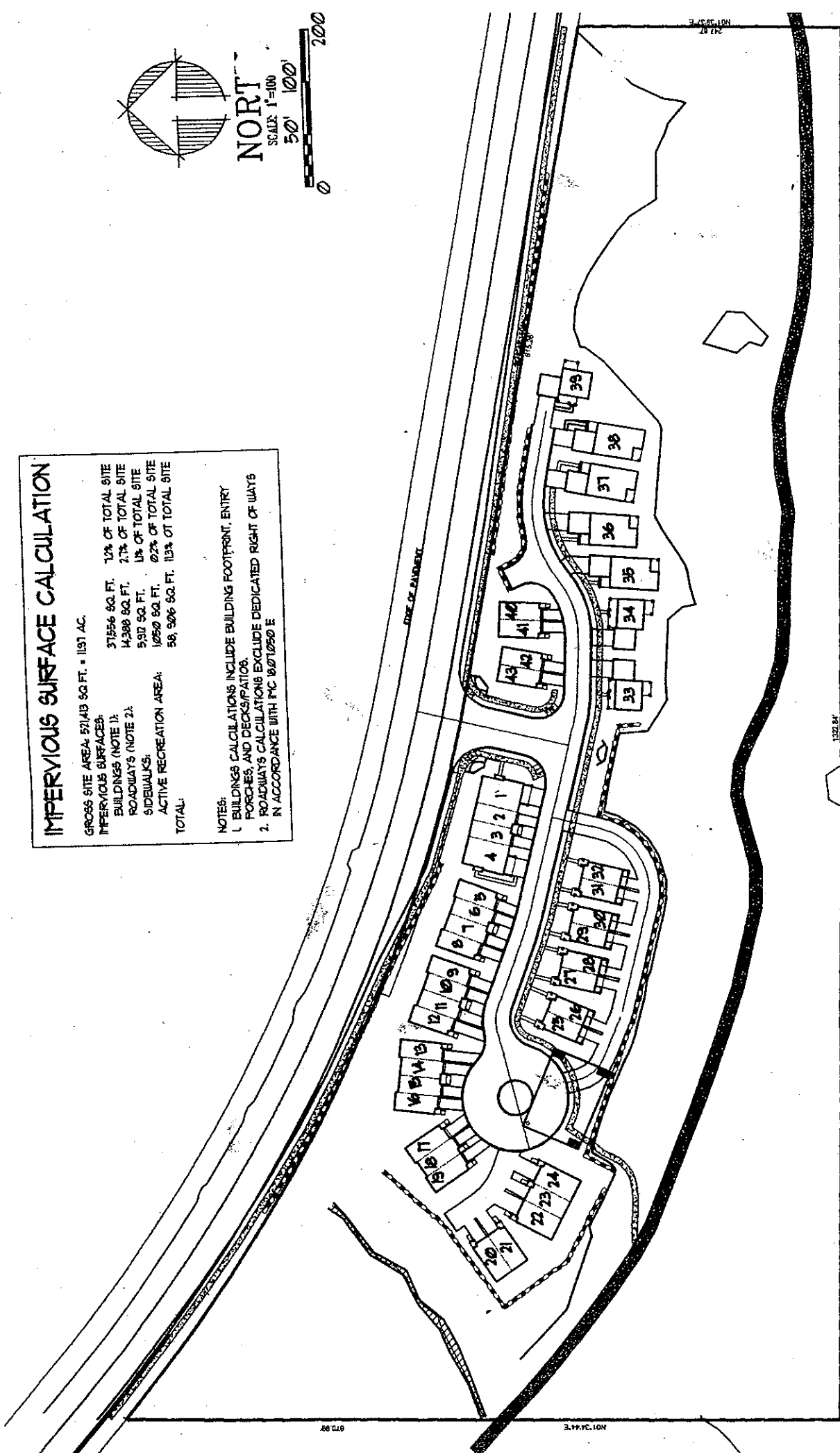
NOTES:
 1. BUILDINGS CALCULATIONS INCLUDE BUILDING FOOTPRINT, ENTRY PORCHES, AND DECKS/PATIOS.
 2. ROADWAYS CALCULATIONS EXCLUDE DEDICATED RIGHT OF WAY IN ACCORDANCE WITH PMC 10.07.050 E



NORTH

SCALE: 1"=100'

50' 100'



11/22/24
 11/22/24

ARCHITECT
LEONARD R. RIBBE
1123 MARLE AVENUE SE - SUITE 270
RENTON, WASHINGTON 98057
PH: (206) 226-5244 FAX: (206) 226-5244

DELTA INN, INC.
1455 PROVIDENCE POINT PL SE
ISSAQUAH, WASHINGTON 98029
(425) 392-9948

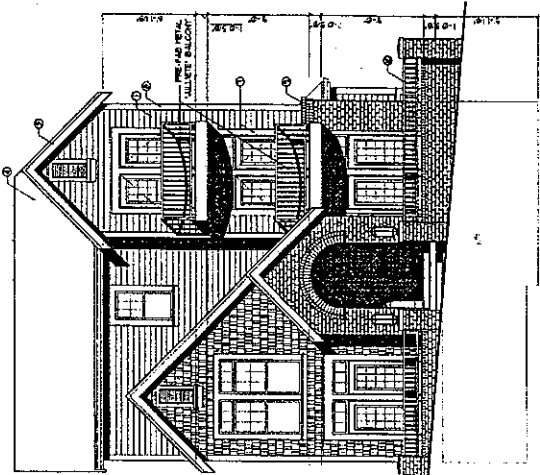
RIBBE & ASSOCIATES, INC.
ARCHITECTURE - PLANNING
1123 MARLE AVENUE SE - SUITE 270
RENTON, WASHINGTON 98057
PH: (206) 226-5244 FAX: (206) 226-5244

PROVIDENCE RIDGE
A CLUSTER HOME
COMMUNITY
ISSAQUAH, WASHINGTON

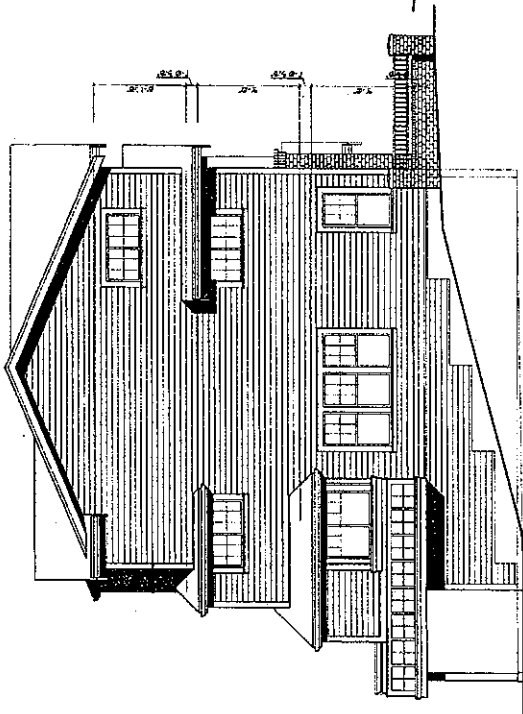
ELEVATION STUDIES

DATE: 1-25-11
NO. REVISION:

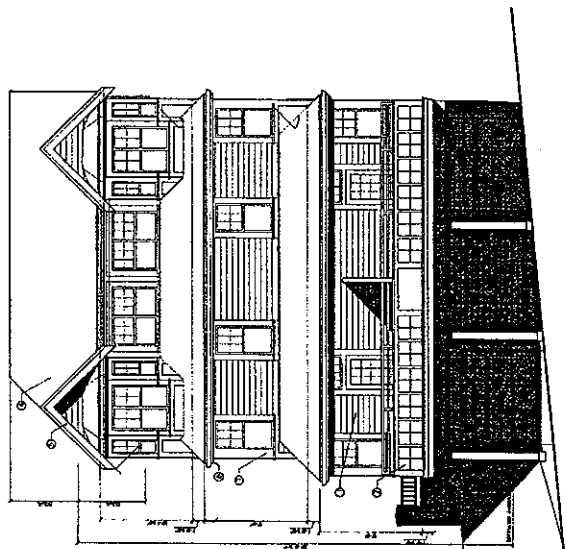
A5



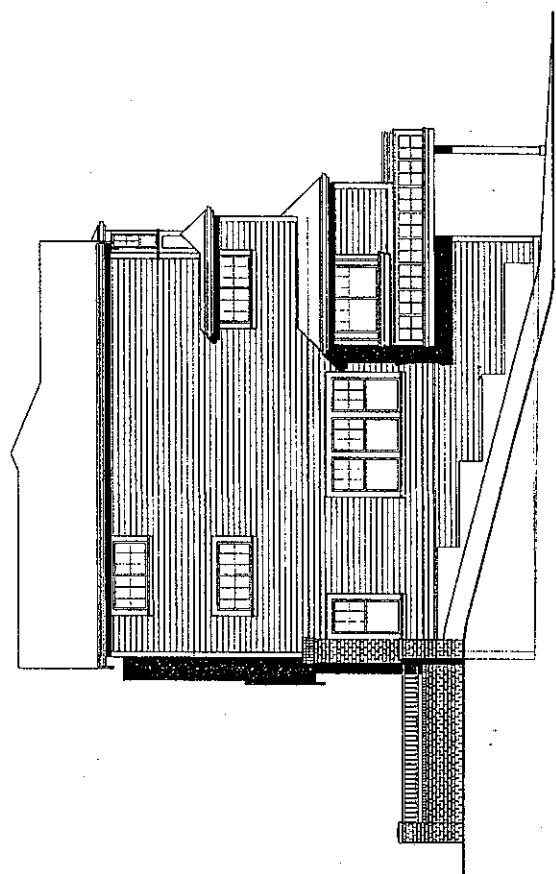
BUILDING TYPE B- FRONT ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B- LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B- REAR ELEVATION
SCALE 1/8" = 1'-0"



BUILDING TYPE B- RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL KEY	
①	CORONAL CERAMIC - 4" SQUARE
②	SMALL CERAMIC - 4" SQUARE
③	MIDDLE CERAMIC - 4" SQUARE
④	LARGE CERAMIC - 4" SQUARE
⑤	TYPICAL BRICK - 2 1/2" x 8" x 4"
⑥	TYPICAL BRICK - 2 1/2" x 8" x 4"
⑦	TYPICAL BRICK - 2 1/2" x 8" x 4"
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